

From: Ira Bloom <ibloom@bmdlaw.com>
Date: October 27, 2015 at 10:43:35 AM EDT
To: "J. F. Fallon, Esq (jffallon@snet.net)" <jffallon@snet.net>
Subject: 122 Wilton Road

John: Just following up our conversation. You indicated your client has some other (Post Road) properties that might be developed. I would like the opportunity to discuss it with the P&Z staff if you are prepared to give us any preliminary information. Thanks. Ira



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From: Ira Bloom <ibloom@bmdlaw.com>
Date: October 30, 2015 at 2:08:02 PM EDT
To: "John F Fallon" <jffallon@snet.net>
Subject: RE: 122 Wilton Road

I was going to speak to Larry about these other properties. He is out today. I will be in touch soon.
Thanks.



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From: John F Fallon [<mailto:jffallon@snet.net>]
Sent: Thursday, October 29, 2015 11:46 AM
To: Ira Bloom
Subject: 122 Wilton Road

Ira - I spoke to my client after our second call. He's still adamantly opposed to your initial overture last week of the Town's interest in purchasing 122 Wilton Rd. No surprise. However, on hearing you'd at least review his offer to consider a mutually-agreeable alternate site, he said he'd look one more time in case he missed anything. He found a third site but that's it, he couldn't find anything else currently for sale in Westport that would work - that is, (1) public water & sewer, (2) large enough to accommodate at least 48 units, and (3) being sold as a development site.

The three sites are - 793 Post Road E., 2.4 acres, however the broker said it has a contract out. 1480 Post Road E., 1.63 acres, confirmed to be available. The third is 447 Riverside Ave., 1.0 acres, confirmed to be available.

Give me a call or shoot me an email so we can discuss next steps.

From: John F Fallon <jffallon@snet.net>
Sent: Thursday, November 12, 2015 10:23 AM
To: 'Ira Bloom'
Subject: RE: 1480 Post Road East

Ira,

That's encouraging: the issue will be cost. My client's price to purchase 122 Wilton Road is \$680,000. Finding an appropriate site at a manageable cost is the whole ballgame in making affordable housing work and 122 Wilton is the only site in Westport that does work. The asking price for 1480 Post Road East I am told is \$4,295,000. It would only work if the Town covers the additional land cost plus all expenses to re-design the project for the same 48 units.

Alternatively, my client advises me that 447 Riverside Avenue is less than half the price, \$1,900,000, and, my client still believes, an appropriate site. It has been on the market for a while and the broker has indicated that the asking price is "negotiable".

I would assume the Town has significant dollars in mind in asking if my client would sell 122 Wilton. Perhaps the Town can redirect that money towards creating affordable housing. I'll wait to hear from you. Thanks.

From: Ira Bloom [mailto:ibloom@bmdlaw.com]
Sent: Wednesday, November 11, 2015 10:20 AM
To: J. F. Fallon, Esq (jffallon@snet.net)
Subject: 1480 Post Road East

John: A review by staff of this parcel indicates that it could be a viable spot for housing. Obviously, this is only the staff perspective and subject to further review, but I wanted to pass that on to you. Please give me a call. Ira



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